

PLANNING REF : 261182
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PROPERTY ADDRESS : 8 Sonning Meadows
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: Sonning-On-Thames, Berkshire
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: RG46XB
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SUBMITTED BY : Mr Barry Nicolaou
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DATE SUBMITTED : 18/06/2026
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COMMENTS:

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I am submitting my thoughts concerning planning application 261182. My property is located at - 8 Sonning Meadows, RG4 6XB - directly behind the 12 South Drive property.

I have examined the plans submitted by the applicant. My concern is in relation to the first floor "walk-in" terrace - these mirror the comments made by 12a South Drive on the 15th June 2026.

I would be extremely concerned with any elevated first floor "walk-on" terrace having views into my property - garden and house - therefore providing a loss of privacy to my family and neighbours. I would require proof that the terrace would not have a direct view into my garden and property - for both myself and neighbours - before I could support this application.

Currently, there are very tall trees planted at the end of the garden that belong to 12 South Drive. These provide total cover and privacy for both 12 South Drive & my own property - and have done for the last 3-4 decades. I would like to understand the current plans for the landscaping at the end of the property and if it has been factored in to remain, therefore providing coverage from any first floor "walk-in" terrace.

However, I still have an issue with any "walk-on" terrace, as any tree coverage could be removed at any time, therefore providing a direct view into my property and other neighbours. As mentioned by others, the 'Supplementary Planning Document' for the Wokingham Borough Design Guide is very clear in that it is there to minimise overlooking, loss of privacy, or loss of amenity or over-dominance. This therefore needs further investigation and explanation as to the effect it will have on my family and privacy.

Therefore I object to this proposal until I am provided with further information that satisfies that my privacy will be protected.

Barry Nicolaou
8 Sonning Meadows
RG4 6XB
Tel: 07715 102211

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